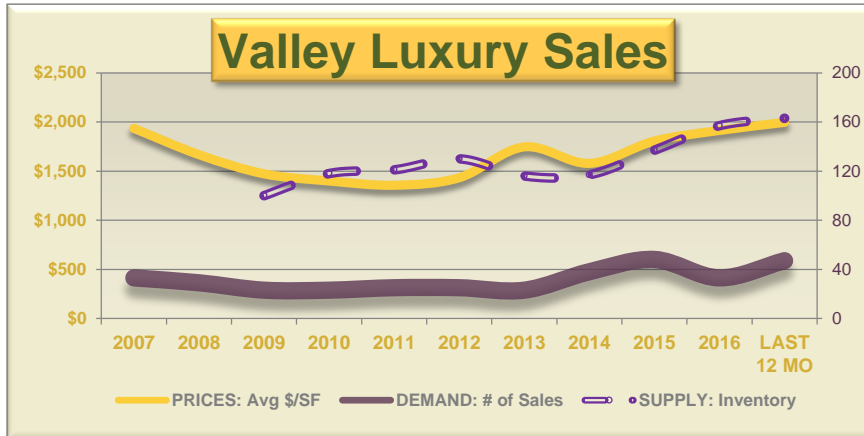




'Luxury' is defined as property priced over \$7.5 million, nearly always limited to single family homes or ranches.



<p>Inventory</p> <p style="font-size: 24pt;">163</p> <p style="color: green; font-size: 24pt;">-4%</p> <p>from Aug 2016:</p> <p style="border: 1px solid black; padding: 2px; display: inline-block;">169</p> <p style="font-size: 18pt;">↓</p> <p>Current Avg. Asking Price: \$15,411,896</p>	<p>Avg Sales Price/SF</p> <p style="font-size: 24pt;">\$1,995</p> <p style="color: green; font-size: 24pt;">8%</p> <p>from Aug 2016:</p> <p style="border: 1px solid black; padding: 2px; display: inline-block;">\$1,844</p> <p style="font-size: 18pt;">↑</p> <p>Current Avg. Asking Price/SF: \$2,401</p>	<p>Sales Last 12 Mo</p> <p style="font-size: 24pt;">47</p> <p style="color: green; font-size: 24pt;">11.9%</p> <p>from Aug 2016:</p> <p style="border: 1px solid black; padding: 2px; display: inline-block;">42</p> <p style="font-size: 18pt;">↑</p> <p>Average Sold Price: \$12,665,120 Median Sold Price: \$10,500,000</p>
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total luxury sales

	inventory		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	163	18	47	12%	42	33	19	33	48	38	23
Dollar Volume	\$2,512,138,999	\$233,235,000	\$589,333,971	25%	\$471,416,943	\$417,948,971	\$183,011,943	\$354,396,943	\$611,035,833	\$458,717,886	\$320,643,000
Avg Price/SF	\$2,401	\$2,343	\$1,995	8%	\$1,844	\$2,085	\$2,013	\$1,913	\$1,806	\$1,578	\$1,746
Avg Price Paid			\$12,539,021	12%	\$11,224,213	\$12,665,120	\$9,632,208	\$10,739,301	\$12,729,913	\$12,071,523	\$13,941,000
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$44,000,000
Avg Asking Price	\$15,411,896	\$12,957,500	\$13,877,021	7%	\$13,023,167	\$14,028,333	\$11,153,053	\$12,157,364	\$15,176,083	\$13,298,989	\$15,951,304
Lowest Asking Price	\$7,500,000	\$8,250,000	\$7,800,000	-2%	\$7,950,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$29,250,000	\$36,500,000	-26%	\$49,500,000	\$36,500,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$50,000,000
Avg Ask/Sold Discount			8.4%	-0.26	11.4%	8.0%	12.5%	11.2%	11.6%	9.1%	11.5%
Avg Days on Market	375	504	390	46%	267	434	248	263	303	303	414



aspen	inventory		closed								
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	113	14	42	20%	35	30	14	26	42	36	19
Dollar Volume	\$1,878,668,999	\$179,335,000	\$540,873,971	32%	\$410,671,943	\$391,148,971	\$141,766,943	\$291,491,943	\$530,535,833	\$441,317,886	\$231,912,500
Avg Price/SF	\$2,731	\$2,493	\$2,024	19%	\$1,696	\$2,117	\$1,745	\$1,749	\$1,777	\$1,585	\$1,601
Avg Price Paid			\$12,877,952	10%	\$11,733,484	\$13,038,299	\$10,126,210	\$11,211,229	\$12,631,806	\$12,258,830	\$12,205,921
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,800,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$27,000,000
Avg Asking Price	\$16,625,389	\$12,809,643	\$14,127,857	5%	\$13,453,514	\$14,366,167	\$11,354,143	\$12,359,346	\$14,563,262	\$13,485,044	\$14,238,684
Lowest Asking Price	\$7,500,000	\$8,250,000	\$7,800,000	-2%	\$7,950,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$29,250,000	\$36,500,000	-26%	\$49,500,000	\$36,500,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$33,500,000
Avg Ask/Sold Discount			7.4%	-0.26	10.1%	7.3%	10.0%	9.0%	10.4%	8.9%	12.4%
Avg Days on Market	319	537	359	46%	246	386	198	240	295	300	392

snowmass village	inventory		closed								
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	30	2	3	-50%	6	3	4	4	4	2	3
Dollar Volume	\$350,010,000	\$27,450,000	\$26,800,000	-50%	\$53,245,000	\$26,800,000	\$33,745,000	\$33,745,000	\$39,850,000	\$17,400,000	\$61,730,500
Avg Price/SF	\$1,692	\$1,366	\$1,624	-6%	\$1,727	\$1,624	\$1,498	\$1,498	\$2,043	\$1,459	\$1,468
Avg Price Paid			\$8,933,333	1%	\$8,874,167	\$8,933,333	\$8,436,250	\$8,436,250	\$9,962,500	\$8,700,000	\$20,576,833
Lowest Selling Price			\$7,650,000	2%	\$7,500,000	\$7,650,000	\$7,500,000	\$7,500,000	\$7,800,000	\$8,600,000	\$8,575,000
Highest Selling Price			\$10,100,000	-14%	\$11,700,000	\$10,100,000	\$10,595,000	\$10,595,000	\$12,000,000	\$8,800,000	\$44,000,000
Avg Asking Price	\$11,667,000	\$13,725,000	\$10,650,000	3%	\$10,366,667	\$10,650,000	\$9,762,500	\$9,762,500	\$11,036,250	\$9,950,000	\$23,115,000
Lowest Asking Price	\$7,500,000	\$9,950,000	\$8,500,000	3%	\$8,250,000	\$8,500,000	\$8,250,000	\$8,250,000	\$8,250,000	\$9,950,000	\$9,450,000
Highest Asking Price	\$29,995,000	\$17,500,000	\$12,500,000	-16%	\$14,900,000	\$12,500,000	\$12,900,000	\$12,900,000	\$14,900,000	\$9,950,000	\$50,000,000
Avg Ask/Sold Discount			15.1%	0.15	13.1%	15.1%	13.0%	13.0%	8.5%	12.6%	9.6%
Avg Days on Market	449	454	916	136%	388	916	409	409	246	356	692

rural woody creek to missouri heights	inventory		closed								
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	20	2	2	100%	1	0	1	3	2	0	1
Dollar Volume	\$283,460,000	\$26,450,000	\$21,660,000	189%	\$7,500,000	\$0	\$7,500,000	\$29,160,000	\$40,650,000	\$0	\$27,000,000
Avg Price/SF	\$1,476	\$1,781	\$1,805	-76%	\$7,560	\$0	\$7,560	\$3,723	\$1,913	\$0	\$5,326
Avg Price Paid			\$10,830,000	44%	\$7,500,000	\$0	\$7,500,000	\$9,720,000	\$20,325,000	\$0	\$27,000,000
Lowest Selling Price			\$8,250,000	10%	\$7,500,000	\$0	\$7,500,000	\$7,500,000	\$17,150,000	\$0	\$27,000,000
Highest Selling Price			\$13,410,000	79%	\$7,500,000	\$0	\$7,500,000	\$13,410,000	\$23,500,000	\$0	\$27,000,000
Avg Asking Price	\$14,173,000	\$13,225,000	\$13,450,000	-3%	\$13,900,000	\$0	\$13,900,000	\$13,600,000	\$36,325,000	\$0	\$27,000,000
Lowest Asking Price	\$29,900,000	\$13,950,000	\$9,900,000	-29%	\$13,900,000	\$0	\$13,900,000	\$9,900,000	\$32,750,000	\$0	\$27,000,000
Highest Asking Price	\$7,895,000	\$12,500,000	\$17,000,000	22%	\$13,900,000	\$0	\$13,900,000	\$17,000,000	\$39,900,000	\$0	\$27,000,000
Avg Original Price	\$0	\$0	\$13,800,000	-1%	\$13,900,000	\$0	\$0	\$13,833,333	\$41,125,000	\$0	\$27,000,000
Avg Ask/Sold Discount			21.6%	-0.53	46.0%	0.0%	46.0%	27.9%	42.6%	0.0%	0.0%
Avg Days on Market	580	330	257	-12%	293	0	293	269	573	0	0